016.0	0002	0004.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	732,300 / 732,300
					USE VALUE:	732,300 / 732,300
					ASSESSED:	732,300 / 732,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
75		MARY ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	FIGUEIREDO JAMES A
Owner 2:	ACOSTA GLORIA I
Owner 3:	
Street 1:	75 MARY STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	CATANZANO ANTOINETTE -
Owner 2:	-
Street 1:	75 MARY STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .125 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1938, having primarily Vinyl Exterior and 1575 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5450.000	265,500		466,800	732,300
Total Card	0.125	265,500		466,800	732,300
Total Parcel	0.125	265,500		466,800	732,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 464.95 | /Parcel: 464.95

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	11338
GIS Ref	
GIS Ref	
Insp Date	04/03/09

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 016.0-0002-0004.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	265,500	0	5,450.	466,800	732,300		Year end	12/23/2021
2021	101	FV	257,800	0	5,450.	466,800	724,600		Year End Roll	12/10/2020
2020	101	FV	257,900	0	5,450.	466,800	724,700	724,700	Year End Roll	12/18/2019
2019	101	FV	211,500	0	5,450.	496,000	707,500	707,500	Year End Roll	1/3/2019
2018	101	FV	211,500	0	5,450.	361,800	573,300	573,300	Year End Roll	12/20/2017
2017	101	FV	211,500	0	5,450.	315,100	526,600	526,600	Year End Roll	1/3/2017
2016	101	FV	211,500	0	5,450.	268,400	479,900	479,900	Year End	1/4/2016
2015	101	FV	203,100	0	5,450.	262,600	465,700	465,700	Year End Roll	12/11/2014

!1380!

PRINT

Date	Time
12/29/21	19:55:33

LAST REV

Date	Time
08/16/17	08:15:36
danam	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 1380

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CATANZANO ANTOI	52097-283		1/16/2009		405,000	No	No		
	07334-265		1/1/1901	Family		No	No		N

USER DEFINED

Prior Id # 1:	11338
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/7/2017	652	Redo Bas	42,000	O				
4/25/2017	468	Inter-De	2,500	C				
2/28/2017	208	Solar Pa	1,000	C				
12/18/2014	1727	Redo Kit	13,350					Kitchen renovation

ACTIVITY INFORMATION

Date	Result	By	Name
6/16/2015	Permit Insp	PC	PHIL C
4/3/2009	Meas/Inspect	345	PATRIOT
9/28/1999	Meas/Inspect	267	PATRIOT
8/18/1993		KT	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5450		Sq. Ft.	Site		0	80.	1.07	1									466,799						466,800	

Total AC/HA:	0.12511	Total SF/SM:	5450	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	466,799	Spl Credit		Total:	466,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1938	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G16	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:	1	Rating:	Fair

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.35000002
Const Adj.:	0.98000199
Adj $ / SQ:	171.990
Other Features:	83800
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	384731
Depreciation:	119267
Depreciated Total:	265465

COMMENTS

OF=SINK IN BMT. FRPLS=NONFUNCTIONAL.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

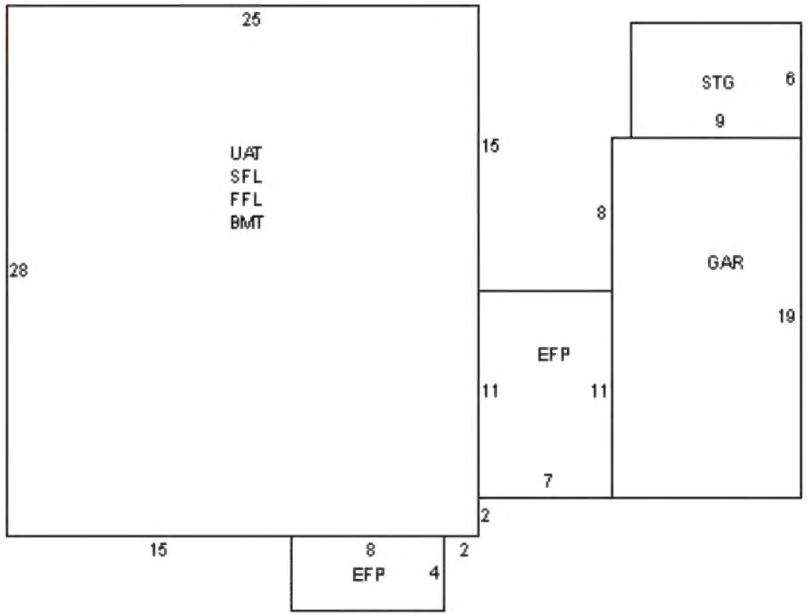
No Unit	RMS	BRS	FL
1	6	3	M
Totals			
1	6	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	171.99
Special Features:	0	Val/Su Net:	101.03
Final Total:	265500	Val/Su SzAd	189.64

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	700	52.530	36,773
FFL	First Floor	700	171.990	120,393
SFL	Second Floor	700	171.990	120,393
GAR	Garage	190	27.590	5,243
UAT	Upper Attic	175	68.800	12,039
EFP	Enclos Porch	109	51.160	5,576
STG	Storage	54	9.510	514
	Net Sketched Area:	2,628	Total:	300,931
Size Ad	1400	Gross Area	3153	FinArea 1575

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	25	E	

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

PARCEL ID

016.0-0002-0004.0

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	

IMAGE

AssessPro Patriot Properties, Inc